

PROPERTY SERVICES



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# Here for you, when you need us

For more information contact:

### **Property Sales – Edinburgh**

T: 0131 516 5366 property@gilsongray.co.uk

### **Property Sales – East Lothian**

T: 01620 893 481 eastlothianproperty@gilsongray.co.uk

### Conveyancing

T: 0844 307 9041 newbusiness@gilsongray.co.uk

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gilsongrayproperty.co.uk







When you need a straightforward, honest, and results-driven service to sell your home, our Estate Agency Team are here to help.



## ARRANGE A MARKET APPRAISAL

We will advise you on how best to prepare your home for the market to maximise its potential and achieve the best possible price.

## 2 INSTRUCT GILSON GRAY TO SELL YOUR HOME

Our estate agency team will work with you to agree a selling and marketing strategy.



property is critical to a successful sale. Our professional photographers will visit to prepare a bespoke set of sales particulars.

We will instruct a home report with a reputable surveyor. On receipt of valuation we can agree the marketing price.

MARKET YOUR PROPERTY
We will promote your property through a wide range of media as well as contacting our active buyers' bank.

We will follow up on all viewings and provide feedback to you regularly.

# 8 CONVEYANCING WORK BEGINS

The offer is passed to our conveyancing team to ensure a smooth transaction to point of settlement.

We will negotiate on your behalf to secure the best possible price and terms for you.

When looking for clear, up-to-date legal advice at every stage of the buying process, our Residential Property Team are here for you.



## 1 ESTABLISH WHAT YOUR BUDGET IS

If required we can refer you to one of our mortgage providers.

### RESEARCH THE MARKET

Decide on the location and type of property that suits your needs.

### 3 APPOINT GILSON GRAY

It is important to have a solicitor ready to act on your behalf when you find your dream home.

### NOTE YOUR INTEREST

We will do this on your behalf to ensure you are kept updated.

5 VIEW PROPERTIES

It's always useful to view a property more than once and make sure that you take time to read the home report- we are happy to discuss it with you and provide any advice.

JOIN OUR BUYERS BANK
Tell us what you are looking for and we will keep you updated with suitable properties.

### 7 MAKE AN OFFER

We will discuss and advise on the best offer to submit on your behalf.

### CONFIRM YOUR 8 MORTGAGE

Your lender will be asked to convert their "in principle" offer of loan to a firm offer. Once we have an offer agreed in principle, the lender will confirm the mortgage loan.

## 10 REACH SETTLEMENT Provide the deposit and any

additional fees and taxes. Move in.

### ONVEYANCING PROCESS We will work to agree the final

contract with the seller's solicitor and conclude missives.

